



Handwritten signature: *Ham R*
Date: 02/01/12

COMMERCIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, February 1st, 2012

10:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

BOARD MEMBERS:

Ronald Shearer (Alternate)

_____ P

Wendy Vann Roach

_____ P

Gene Miers

_____ P

Norris Fletcher

_____ P

Jake Petras

_____ P

Michael Wellbaum, Chair

_____ P

James Hill

_____ A

Carl Logan (Alternate)

_____ P

Johanna McCully-Bonner, Vice Chair

_____ P

Marlene Beckman

_____ P

I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING

Council Chamber

A. Approval of Minutes of January 4th 2012 Hearing

APPROVED

7-0-2

B. Cases on Today's Agenda

III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



A. Continued Cases:

1. **BAC-11-132** **Quiktrip Corporation by Melanie Hancock** **CD8**
12391 South Freeway
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated monument sign encroaching approximately twenty (20) feet into the required twenty (20) foot front yard setback creating an approximate zero (0) foot front yard setback.
- APPROVED 8/0/1**
- b. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated freeway sign providing approximately three hundred and forty five (345) square feet signage area where a maximum of two hundred and three (203) square feet signage area is allowed, excessive by approximately one hundred and forty two (142) square feet.
- APPROVED 8/0/1**
- c. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated freeway sign providing approximately fifty (50) feet in height where a maximum of thirty five (35) feet height is allowed, excessive by fifteen (15) feet in height.
- APPROVED 8/0/1**
2. **BAC-12-001** **Timberland Town Center, LP by Charlie Meyer** **CD2**
12584 North Beach St.
- a. Request a **VARIANCE** in a "PD-855 (E)" Planned Development District to permit the construction of a new building providing approximately eighty five (85) parking spaces where a minimum of one hundred and forty seven (147) parking spaces are required, deficient by approximately sixty two (62) parking spaces.
- APPROVED 8/0/1**



B. New Cases:

1. **BAC-12-010** **Travis Avenue Baptist Church by Bill Baird** **CD9**
3012-3032 Lipscomb St.
 - a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit to construct an auxiliary parking lot for a church.
APPROVED 9/0
 - b. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct an auxiliary parking lot without providing the required five (5) foot bufferyard along west and north sides of the property line.
APPROVED 9/0
 - c. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct an auxiliary parking lot without providing the required landscaping and irrigation in the bufferyard along west and north sides of the property line.
APPROVED 9/0
 - d. Request a **VARIANCE** in an "A-5" One-Family District to permit to construct an auxiliary parking lot without providing the required six (6) foot screening fence along north side of the property line.
CONTINUED TO MARCH 7, 2012 9/0
2. **BAC-12-011** **CASE REMOVED BY STAFF PRIOR TO PUBLIC NOTICE**
3. **BAC-12-012** **Megatel Homes** **CD7**
11037 Owl Creek Dr.
 - a. Request a **VARIANCE** in an "A -10" One-Family District to permit a model home without providing the required screening fence along east and south sides of the property line. **STIPULATING PROVIDE LANDSCAPE SCREENING IN ADDITION TO WROUGHT IRON FENCE ALONG SOUTH SIDE OF THE PROPERTY LINE.**
APPROVED 9/0
4. **BAC-12-013** **P & B Investments Ltd. by Alberto Gonzales** **CD7**
3613 Collinwood Ave.
 - a. Request a **VARIANCE** in a "J" Medium Industrial District to permit a commercial business providing approximately five (5) parking spaces where a minimum of thirteen (13) parking spaces are required, deficient by approximately eight (8) parking spaces.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/9



5. **BAC-12-014** **Texas Christian University by Bennett Benner Pettit Architects** **CD9**
3589 Bellaire Dr. N
- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit the construction of a solid masonry fence of four (4) feet in height within the twenty (20) foot front yard setback along Bellaire Drive West and West Berry Street.
- APPROVED 9/0**
- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the construction of a solid masonry fence providing approximately eight feet three inches (8'3") tall with masonry arches of fifteen feet seven inches (15'7") in height where a maximum of four (4) feet tall solid fence is allowed within the required twenty (20) foot front yard setback, excessive by approximately four feet three inches (4'3") along Bellaire Drive West and West Berry Street.
- APPROVED 9/0**
- c. Request a **VARIANCE** in a "CF" Community Facilities District to permit an illuminated monument sign providing approximately two hundred and ninety two (292) square feet signage area where a maximum of approximately one hundred and forty six (146) square feet signage area is allowed, excessive by approximately one hundred and forty six (146) square feet.
- APPROVED 9/0**
- d. Request a **VARIANCE** in a "CF" Community Facilities District to permit an illuminated monument sign where no illumination is allowed.
- APPROVED 9/0**
6. **BAC-12-015** **Devo Enterprises, Inc. & Baldwin Oil Co., LLC by Race Trac** **CD2**
2870 Western Center Blvd.
- a. Request a **SPECIAL EXCEPTION** in a "G" Intensive Commercial District to permit an electronic changeable copy sign on a pylon sign.
- CONTINUED TO MARCH 7, 2012 7/0/1**
- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit an illuminated detached sign providing approximately four hundred (400) square feet signage area where a maximum of one hundred and ninety five (195) square feet signage area is allowed, excessive by approximately two hundred and five (205) square feet.
- CONTINUED TO MARCH 7, 2012 7/0/1**
7. **BAC-12-016** **Town Center Mall, LP by Carlos de la Garza** **CD9**
4200 South Freeway
- a. Request a **SPECIAL EXCEPTION** in a "PD-369 (G)" Planned Development District to permit a temporary outdoor commercial amusement for a circus for a period of ten (10) days. **STIPULATING WASTE BE PICKED UP EVERY OTHER DAY.**
- APPROVED 8/0**



8. **BAC-12-017** **A-5 104 Timberland Town Center, LP by Charlie Meyer** **CD2**
12600 N. Beach St.

- a. Request a **VARIANCE** in a "PD-855 (E)" Planned Development District to permit the installation of an illuminated pylon sign located approximately four feet six inches (4'6") from the property line where a thirteen (13) foot setback is required, deficient by approximately eight feet six inches (8'6") setback from the front property line along North Beach St

APPROVED 9/0

9. **BAC-12-018** **Circle K Stores Inc. by Tommy Bell** **CD4**
1225 Oakland Blvd.

- a. Request a **SPECIAL EXCEPTION** in a "G" Intensive Commercial District to permit an electronic changeable copy sign on a freeway sign.

APPROVED 7/1

- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit an illuminated detached sign providing approximately two hundred and seventy (270) square feet signage area where a maximum of one hundred and fifty six (156) square feet signage area is allowed, excessive by approximately one hundred and fourteen (114) square feet.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/8

- c. Request a **VARIANCE** in a "G" Intensive Commercial District to permit an illuminated detached sign providing approximately fifty (50) feet in height where a maximum of thirty five (35) feet height is allowed, excessive by fifteen (15) feet in height.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 2/6

- d. Request a **VARIANCE** in a "G" Intensive Commercial District to permit an illuminated detached sign providing approximately twenty three (23) square feet non-illuminated materials in the sign face area where a minimum of approximately sixty seven (67) square feet non-illuminated materials in the sign face area are required, deficient by approximately forty four (44) square feet.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 1/7

ADJOURNMENT: 2:09 P.M.



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